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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

675,000 /

675,000

USE VALUE:

675,000 /

675,000

ASSESSED:

675,000 /

675,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		CAMBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1:	BRUNO RAFFAELE & SILVANA
Owner 2:	
Owner 3:	

Street 1: 5 CAMBRIDGE ST

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: Y

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1: SHANNON CLAUDE ELWOOD-ETAL -

Owner 2: MARY ELIZABETH -

Street 1: 5 CAMBRIDGE ST

Twn/City: WINCHESTER

St/Prov: MA Cntry:

Postal: 01890

NARRATIVE DESCRIPTION

This parcel contains 56,175 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Stucco Exterior and 7290 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		43560		Sq. Ft.	Site		0	70.	0.18	4			Med. Tr	-10	Topo	-10	Other	-55	555,717						555,700	
101	One Family		0.2896		Acres	Excess	1.0	0	15,000.	1.00	4									4,344						4,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	56174.976	115,000		560,000	675,000		48834
							GIS Ref
							GIS Ref
							Insp Date
							06/17/09
							!6413!
							PRIOR ID #1: 48834
							PRIOR ID #2:
							PRIOR ID #3:
							PRINT DATE TIME
							12/10/20 21:11:46
							LAST REV DATE TIME
							01/03/19 11:03:25
							apro
							6413
							ASR Map:
							Fact Dist:
							Reval Dist:
							Year:
							LandReason:
							BldReason:
							CivilDistrict:
							Ratio:

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 078.0-0001-0001.C														
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date															
2020	101	FV	115,000	0	56,174.977	560,000	675,000	675,000	Year End Roll	12/18/2019															
2019	101	FV	94,200	0	56,174.977	560,000	654,200	654,200	Year End Roll	1/3/2019															
2018	101	FV	471,100	0	56,174.977	1,062,800	1,533,900	1,533,900	Year End Roll	12/20/2017															
2017	101	FV	471,100	0	56,174.977	992,200	1,463,300	1,463,300	Year End Roll	1/3/2017															
2016	101	FV	471,100	0	56,174.977	851,100	1,322,200	1,322,200	Year End	1/4/2016															
2015	101	FV	444,600	0	56,174.977	762,900	1,207,500	1,207,500	Year End Roll	12/11/2014															
2014	101	FV	444,600	0	56,174.977	706,400	1,151,000	1,151,000	Year End Roll	12/16/2013															
2013	101	FV	444,600	0	56,174.977	673,800	1,118,400	1,118,400		12/13/2012															

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANNON CLAUDE	69074-144		3/3/2017	Family	2,100,000	No	No		
	8930-555		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/17/2009									189			PATRIOT
2/17/2009									345			PATRIOT
10/18/1999									264			PATRIOT
7/30/1993									AS			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	Sty Ht: 3 - 3 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 2	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1									
Kits: 1 Rating: Average	A Kits:	Rating:	Fpl: 7 Rating: Average	Other	Level	FY LR DR D K FR RR BR FB HB L O	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 14	BRs: 5	Baths: 2	HB: 2		
WSFlue:	Rating:																
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Grade: B+ - Good (+)	Year Blt: 1860	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	14	5	
Jurisdct:		Fact: .	Const Mod:	Name:				Additions:									
Lump Sum Adj:								Kitchen:									
INTERIOR INFORMATION				DEPRECIATION				Baths:									
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	Functional:	Economic:	Special: PT - Part Town	Plumbing:									
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 91.86	Override:	18.	%	%	90.	Electric:									
Bsmnt Flr: 12 - Concrete	Subfloor:							Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	CALC SUMMARY				COMPARABLE SALES									
Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	% AC:	Basic \$ / SQ: 130.00	Size Adj.: 0.81749082	Const Adj.: 0.99989998	Adj \$ / SQ: 106.263	Rate	Parcel ID	Typ	Date	Sale Price					
Solar HW: NO	% Com Wall:	% Sprinkled:		Other Features: 156500	Grade Factor: 1.46	NBHD Inf: 1.00000000	NBHD Mod:										
				LUC Factor: 1.00	Adj Total: 1412189	Depreciation: 1297237	Deprecated Total: 114952	WtAv\$/SQ:	AvRate:	Ind.Val							
								Juris. Factor:		Before Depr:	155.14						
								Special Features: 0		Val/Su Net:	10.23						
								Final Total: 115000		Val/Su SzAd	18.34						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 078-0-0001-0001.C				IMAGE				
SPEC FEATURES/YARD ITEMS								AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:				Total:							